

RETAIL FOR LEASE

112 2ND AVE NW | MANDAN, ND





PROPERTY OVERVIEW

Prime retail space located in downtown Mandan, just one block off Main Street. This recently updated suite features a spacious interior, convenient in-unit restroom, and a versatile layout suitable for a variety of business types. Move-in ready with ample floor space to accommodate your vision.

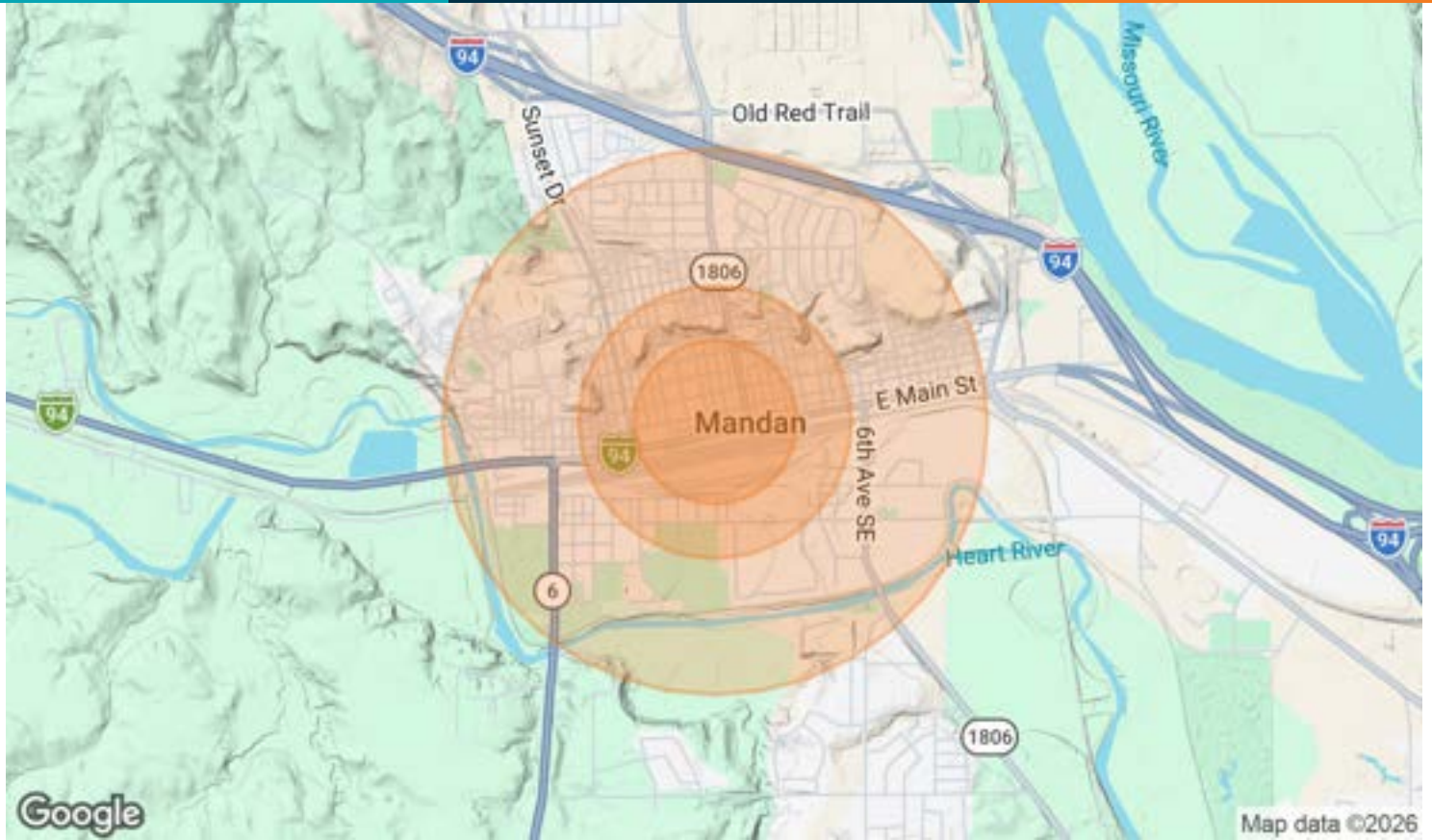
PROPERTY HIGHLIGHTS

- Updated interior
- Large windows facing 2nd Ave NW
- Front reception/desk area
- In-unit restroom and storage room
- Ample street parking in front of building
- Taxes (2025): \$5,791.95

OFFERING SUMMARY

Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	7,680 SF
Available SF:	2,470 SF
Year Built:	1948
Zoning:	DC - Downtown Core
Tenant Responsibility:	Real Estate Taxes, Building Insurance, Common Area Expenses, Renter's Insurance, Utilities
Landlord Responsibility:	Structural integrity of the exterior walls, roof & foundation





POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	764	2,878	9,617
Average Age	42	41	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	390	1,387	4,420
# of Persons per HH	2	2.1	2.2
Average HH Income	\$87,424	\$92,513	\$91,877
Average House Value	\$203,820	\$211,876	\$234,508

Demographics data derived from AlphaMap



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